

September/October

2010



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Your Community Connection

SOLD

Area Experts

The **Kenny Klaus** Team.com

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AUGUSTA RANCH/VILLAGES OF EASTRIDGE

MESQUITE CANYON/SANTA RITA RANCH

MERIDIAN POINTE/STRATFORD ESTATES

MOUNTAIN RANCH/MOUNTAIN HEIGHTS

SIERRA RANCH/CRISMON CREEK

BOULDER CREEK/SONORAN SPRINGS

ARIZONA SKYLINE/EASTRIDGE

LESUEUR ESTATES/ARIZONA ESPRIT

SIERRA RANCH/CRISMON CREEK

Desert Ridge Jaguars 2010
Football Schedule is Online at
85209.com & 85212.com
Good Luck Jags!

Happy Labor Day
Remember Patriot Day!

News & Events

Current Events, Coming Attractions, & Community Info

Ads

Area Business Ads
FREE Classifieds

Real Estate

Recent Sales
Area Listings

Happy Halloween

**Looking to Buy, Sell or
Short Sale a Home?**

Call Your Real Estate Experts

480-354-7344



CERTIFIED DISTRESSED
PROPERTY EXPERT™



Brought to you by 85209 & 85212 Residents & Experts:

The Kenny Klaus Team

"Your Real Estate Experts"

Keller Williams Integrity First

2919 S Ellsworth Rd #133 Mesa, AZ 85212

Each Office Independently Owned & Operated

Volume 10, Issue 5



Coming Attractions



Brought to you by... **480-807-6032**

Attention Homeowners

The current economic times have challenged all of us. We've all been affected by the economy & the housing market. Most of us are experiencing negative equity in our homes and are not sure what to do or who to trust. I have been a homeowner in our community for the past 10 years and have worked hard to become your trusted neighborhood real estate expert. I am up to the challenge of helping to pull us out of this current market & we can do it together through education & knowing what our options are.

In nearly 75% of foreclosed homes the homeowner never spoke with their bank or a real estate agent. Foreclosures affect all of us whether it's us or our neighbor as home values are lowered and the community suffers. A Foreclosure on people's credit just prolongs this market as they can't buy again for 5-7 years reducing the amount of potential buyers to help pull values back up by reducing supply among other negative impacts.

If you or someone you know isn't sure of their options and doesn't know who to trust, give me a call for a Free no hassle consultation to discuss all the options available to them, there are options and only a trusted professional should be consulted. I have partnered with other trusted professionals including, Real Estate Attorneys, CPA's and credit repair services along with our real estate team to make sure you have the right resources and options available to make the best decisions for you and your family.

I will look forward to working with you and help review all your options and help you with the resources to make the best decision. Please contact me as soon as you can, the more time we have the more options that are available. I want to earn your business.

Your Area Real Estate Expert, Kenny Klaus

Short Sale vs Foreclosure Know Your Options... Free Informative Workshops

You Are Not Alone....1 Out of Every 10 Homeowners is Behind on Their Mortgage
Come to our Free, Informative Workshops to Learn All the Options, These are not just for people in pre-foreclosure, this information will benefit everyone.

These workshops feature:

- *A Local Real Estate Attorney that Specializes in Distressed Property Owners*
- *Your Area Real Estate Experts Explaining Listing Your Home as a Short Sale*

Our Next 4 Workshops are being held:

Tuesday September 21st from 6:30p-7:30p at Augusta Ranch

Saturday September 25th from 10am-11am at Country Inn & Suites (RSVP)

Tuesday October 19th from 6:30p-7:30p at Augusta Ranch

Saturday October 23rd 10am-11am at Country Inn & Suites (RSVP)

Please Visit TheKennyKlausTeam.com for more Information, Maps & to RSVP.

Everyone Is Invited. Come get the right information from trusted sources.

**Augusta Ranch Golf Course 2401 S Lansing, Mesa, 85209
Country Inn & Suites, 6650 E Superstition Springs Blvd. Mesa, 85206**

Community Garage Sale Month Coming in October



It's Time Once Again for the Semi-Annual Community Garage Sale Month in October. The Schedule for this Time Around is as Follows:

-Meridian Pointe, Mountain Ranch/Heights, Stratford Estates, & Desert Valley is Saturday October 2nd.

-Villages of Eastridge, Crismon Creek, & Villages of Crismon Creek is Saturday October 9th.

-Augusta Ranch, Sierra Ranch, & Augusta Casitas is Saturday October 16th

-Santa Rita Ranch & Mesquite Canyon is Saturday October 23rd.

The Sales will begin at 7am and you will need to place signs to direct people to your individual sales, but please remember to take them down after the sales. If your community is not listed or if your HOA is sponsoring a community garage sale on a different date please email us the info at: Info@85212.com and we'll post it online. The schedule for October's community garage sale month will also be posted online at 85212.com & 85209.com under the garage sale tab.

-The Pulte Community of Bella Via is holding their Community Garage Sale on Saturday Nov. 6th beginning at 7am



Community Events Coming in November



- 85209.com Presents the **Fall Classic Cornhole(aka Bean Bags) Tourney** at The Augusta Ranch Golf Course on Saturday November 20th. The cost will be \$30 per team. (\$40 if signed up after Nov. 13th) There will be cash payouts for top finishers. Registration will be done online. More info will follow in the November newsletter and will also be available online at 85209.com, 85212.com and AugustaRanch-Golf.com soon so keep checking.

-**Turkey Bowl IX** is Coming Thanksgiving Morning 2010. The annual community non-tackle football game for area residents, friends, and family 18 & over. It begins at 7:30am. More info to follow in the Nov. newsletter & online at 85209.com & 85212.com



85209 & 85212 Area Real Estate



See all of our Listings Including
Photos & Virtual Tours at:
www.TheKennyKlausTeam.com

The **Kenny Klaus** Team
Your Area Real Estate Experts & Residents



10159 E Pampa Ct

\$235,000

5 Bedrooms, Huge Cul-De-Sac Lot
Bordering Park, Pebble-Tec Diving Pool



10135 E Los Lagos Vista

\$165,000

4 Bedrooms / 3 Baths, 2,248 Sqft, Many
Extras, Walking Distance to Schools



9223 E Keats

\$149,000

3 Bedroom / 2 Baths, 1,380 Sqft, Re-
modeled Throughout, Community Pool



10150 E Kiva

\$159,900

3 Bedrooms + Loft / 2.5 Baths, 2,088
Sqft, Across from Park, & Many Extras



9803 E Pantera

\$250,000

4 Bedrooms / 2 Baths, 2,509 Sqft,
Corner Lot, Pebble-Tec Pool, Many Extras



9507 E Monte

\$265,000

3 Bedrooms + Den / 2 Baths, 2,569 Sqft,
Oversized Lot, Upgraded Throughout

Positive Real Estate News

“Someone's sitting in the shade today because someone planted a tree a long time ago ” -Warren Buffett



The Real Estate Market's Perfect Storm....



Combining today's Prices and interest rates has created “The Perfect Storm” for home buyer's and investors. If you or someone you know is looking to purchase or invest our Team can help. Whether it's a resale, new build, HUD home, short sales, foreclosures or trustee sales we can find you the right home. Please contact us today for a Free consultation to discuss your needs and get started in accomplishing your goals.

Investors needed: Due to the current market conditions & current demand of renters we need more available rental properties. We have families who want to stay in there neighborhoods, keep their kids in the schools and feel secure that the landlord is paying the mortgage. Based on today's prices and rental rates these properties will typically cash flow and provide long term appreciation based on historical data. Call us today to get started... **The Kenny Klaus Team 480-354-7344**

The Kenny Klaus Team

Your Area Real Estate Experts & Residents



3 Bedrooms + Den / 2 Baths, Split Floor Plan, Gas Fireplace, Many Extras



4 Bedrooms / 2 Baths, 1,646 Sqft. Laminated Wood Flooring, Pebble-Tec Pool



3 Bedrooms / 2 Baths, 1,691 Sqft, Lots of Tile, Covered Patio w/ Fan

*Recent Closed Sales:

Augusta Ranch	2356 S Bernard	1,204 Sqft	\$104,500	7438 E Nido	1,544 Sqft	\$119,900	Superstition Springs
	9315 E Monterey	1,857 Sqft	\$175,000	2041 S Jefferson	1,353 Sqft	\$130,000	
	2647 S Joplin	2,433 Sqft	\$265,000	7323 E Naranja	1,710 Sqft	\$157,000	
	9738 E Lobo	3,409 Sqft	\$295,500	7124 E Monte	1,842 Sqft	\$169,000	
	2431 S Bristol	3,800 Sqft	\$307,500	7147 E Natal	2,501 Sqft	\$185,000	
Mesquite Canyon/ Santa Rita Ranch	9808 E Olla	1,401 Sqft	\$128,150	11058 E Serafina	1,769 Sqft	\$135,000	Desert Valley/ Bellia Via
	9824 E Posada	1,642 Sqft	\$157,000	11535 E Starkey	2,030 Sqft	\$171,000	
	10710 E Pantera	2,081 Sqft	\$195,000	4564 S Chatham	2,313 Sqft	\$175,000	
	9928 E Posada	2,170 Sqft	\$225,000	11420 E Sheridan	3,164 Sqft	\$235,000	
	3027 S Wildrose	2,819 Sqft	\$279,900	4240 S St. Clair	3,938 Sqft	\$307,551	
Villages of Eastridge	10027 E Keats	1,321 Sqft	\$116,000	3106 S 81st St	1,900 Sqft	\$123,000	Boulder Creek/ Sonoran Springs
	10164 E Keats	1,754 Sqft	\$146,000	7625 E Posada	1,751 Sqft	\$128,000	
	2108 S Sabrina	2,161 Sqft	\$180,000	7863 E Naranja	1,475 Sqft	\$155,000	
	10264 E Los Lagos	2,281 Sqft	\$221,000	7935 E Posada	2,047 Sqft	\$173,298	
	10639 E Keats	2,764 Sqft	\$240,000				
Meridian Pointe/ Stratford Estates	11248 E Portal	1,664 Sqft	\$123,000	8909 E Oro Cir	2,260 Sqft	\$122,900	Arizona Skyline/ Eastridge
	11263 E Ramona	1,700 Sqft	\$153,000	8942 E Plana	2,145 Sqft	\$140,000	
	11231 E Prairie	2,162 Sqft	\$163,900	8701 E Portobello	1,556 Sqft	\$147,000	
	11341 E Pronghorn	2,637 Sqft	\$164,000	9062 E Pampa	2,166 Sqft	\$154,900	
	11315 E Petra	2,046 Sqft	\$175,000				
Mountain Ranch/ Mountain Heights	4045 S Chatham	1,831 Sqft	\$158,500	9754 E Juanita	1,945 Sqft	\$140,000	Crismon Creek/ Sierra Ranch
	3952 S Oxley	3,096 Sqft	\$160,650	10307 E Idaho	1,842 Sqft	\$169,500	
	11407 E Roselle	3,333 Sqft	\$225,000	9526 E Juanita	2,704 Sqft	\$186,500	
	11523 E Rafael	3,040 Sqft	\$230,000	10303 E Irwin	2,378 Sqft	\$225,000	
	11512 E Renata	3,691 Sqft	\$232,800	9657 E Impala	2,578 Sqft	\$237,000	
Lesueur Estates/ Arizona Esport	8561 E Lakeview	1,425 Sqft	\$112,500	1650 S Crismon #63	1,391 Sqft	\$92,000	Augusta Castles/ Villages of Crismon Creek
	2447 S Lorena	1,604 Sqft	\$120,000	1612 S Chatsworth	1,479 Sqft	\$109,000	
	8631 E Milagro	1,523 Sqft	\$130,000	10061 E Isleta	1,821 Sqft	\$117,350	
	8651 E Monte	1,627 Sqft	\$130,000	10236 E Isleta	2,015 Sqft	\$119,000	



Community News

brought to you by...



The Primrose
School of East
Mesa
Crismon & Guadalupe
480-354-2966

The New 85209.com & 85212.com Continued...

Some More of the New & Improved Features:

- ***Real Estate News & Search:** Search All Active Listings Broken Down by Sub-division & search the live MLS for homes across the valley
 - ***Coupons:** Print out & Redeem Valuable Coupons from Local Businesses
 - ***School Info:** Find Local School Info Incl. Phone Numbers & Addresses & Links to Their Websites.
 - ***Business Directory:** Find Local Business Phone Numbers & Addresses
- Business Owners, please contact for us for a free consultation where we can show you all the exciting ways 85209.com & 85212.com can help promote your business & attract local customers. 480-354-7344 or Info@85212.com*

FREE Neighborhood Networking Meetings

Local Business Owners You are Invited to the Next Community Connection Neighborhood Network Meetings. Come Join other Motivated Area Business People and....



- Introduce Your Business to other Local Business Owners
 - Share Best Business Practices
- Discuss Different Marketing Pieces and their effectiveness
- Share & Learn Motivational Books or Seminars to Help Grow Your Business
 - Expand Your Referral Database & Much More



The Next Meetings are Tuesday Sept. 21st & Tuesday Oct. 19th & both are from 7:30a-8:45am & are held at Uncle Bears Restaurant at Ellsworth & Baseline the 3rd Tuesday of each month. Every Local Business Person is Invited No Matter the Size of the Business.

Desert Ridge Jaguar Football Pre-Season Ranked #5

Congratulations to the 2010 Desert Ridge Jaguar Football team on being Pre-Season Ranked #5 in 5A1. The Jags are ranked 5th behind perennial powers Hamilton, Chandler, Brophy, & Mountain Pointe. The Jags opened their 2010 Season Friday August 27th at Mesquite. Their first home game is Friday September 10th vs Corona Del Sol. Come out & Support the Jags. Find their entire schedule online at 85209.com.

Fall Break for Area Schools

Fall Break for both Gilbert & Mesa Public Schools is October 11th-15th

Community Service Ads

This page is filled with businesses that specialize in the 85209 & 85212 Areas. Please Support these businesses whenever possible. If you own a business and would like to advertise, please contact us at, we also have online advertising opportunities available.

480-354-7344



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15% OFF SPA & SALON TREATMENTS
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happy hearts.

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Mesa, AZ 85209
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Your Area Loan Specialist

480-365-9573

Free Ads!

The 85209.com & 85212.com Update will print your; services offered, for sale, etc., ads on this page. Hurry, space is limited!
E-mail ads to: ads@85212.com
Ads are Printed on a First Come First Serve Basis

Please Include Your Phone #, and/or E-Mail.

FOR SALE

Lexmark X63 Fax/Copier \$40
Call 480-373-8113

MATH TUTORING

In home math tutoring from an experienced ASU student! I can help with 5th Grade Math through Pre-Calculus! \$15/hour. Contact CJ at cmnavarr@asu.edu

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www.stelladot.com/marlis marlis@cox.net 480-235-7678

Certified- Loving Mother with 15 years experience to care for your child in the Augusta Ranch area. Any ages accepted at this time, including infants. Child Development knowledge, and close to the school. Please call Nisreen Alimir 602-399-2997.

Funktion Design

Graphic Design, Signs, Vehicle Graphics, Apparel (screen printing & embroidery), Business Cards and Print Materials. We even do vinyl lettering and decorative signs for the home. Free estimates! Call 480-263-3358, email kblaub@funktion.com, or visit www.funktion.com

Out There Promos: We offer all types of promotional products including business cards, vinyl signs, banners as well as screenprinted tshirts and embroidered shirts. Call for any of your promotional needs. OutTherePromos.com or (480) 310-9387.

Scentsy Wickless Candles

Call Donna at 480-688-7334
www.dkunemund.scentsy.us

www.GarageSaleGal.com

List and look for garage sales online! Read the Garage Sale Gal's column in the Arizona Republic every Friday.

Estate furniture sale-please contact 480-984-3794

Desert Mirage Marketing "Home of the \$99 Websites"

Desert Mirage Marketing provides customized websites for affordable rates! We can usually have you online in about 2 to 3 days! Call or email us today to schedule you free 1 hour consultation!

Teeth Whitening

Our mobile service offers you the convenience of having your teeth whitened at your home or office. A session takes 15-20 minutes & can leave your smile up to 10 shades brighter! \$69 each (groups of 3+) or \$99 for an individual
Soleil Bright - (602) 758-1764

Simplex Plumbing

Basic Plumbing, Full Remodels & Natural Gas Installation.
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Medley Carpet Care

Truck mounted steam cleaning, Commercial & Residential, Carpet & Tile Cleaning, Upholstery & Water Damage, Pet Stain/Odor Removal, IIRCRS Certified & Insured. Call 480-292-3409

Need extra money? Wish you could have done more this summer? Think an extra \$500-\$1000 a month might help? We are expanding our team and are looking for people who are ready to take their future into their own hands and get paid what they are worth. Is that you? If so, contact Breea today 602-561-3137 or breea@cox.net

**Tired of trying to lose weight
READY**

For success!!! CALL NOW 480-277-1589

For Sale: 2004 Sweetwater 6-person "Laguna" Spa. Barely used. Cover, brand new filter and start up chemicals included. \$1000.00.
Call Eric at 602-743-8746

Air Conditioning, Refrigeration and Heating

We have over 20 years experience Commercial & Residential. Free Service call with repair AA. Doesn't charge extra for weekends, after hours 5 pm, or emergency.
"Try us, You will like us" #1 in Commercial Refrigeration Licensed Insured & Bonded. Repairs, Installations, Maint. 247 phone - 602-399-2996 Best Pricing Valley Wide

Gamers Arcade

Mobile Video Game Theater. We come to you for all your parties!!
Up to 16 players-Xbox-Wii www.GamersArcadeParty.com
480-392-5772

For Sale - Teen Loft & Desk \$700.00

Powell Teen Loft/Desk/3 drawer cabinet - holds up to 250 lbs person. Orig. paid \$1,200. Perfect for students or if you need more space. Like new, includes the full mattress. Heavy gage steel, powder coated black. Very nice. Upscale. Call Carolyn at 480-785-6730

WANTED

Spanish teacher/ tutor for private lessons.
Please call Gina at (480) 272-8212

Childcare In My Home

ages from birth to 5 years old, references, and affordable
Stella Henderson (480)984-7140

Learning Safari Preschool

Home-based, State licensed. Ages 2-4, literature/phonics with math/science. 2 to 5 days a week. AM and PM classes. Summer classes and after school care avail.
Call Kim 480-650-5243

Absolute Professionals WINDOW CLEANING

Free estimates. Over 10 years experience. Fully Insured.
10% off through August 31st
Mirrors cleaned FREE with complete service.

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